



## 10/9-19 Baker Street, Banksmeadow NSW 2019

### Warehouse & Office in an Industrial Estate

Previously used by a custom printing business, this end row warehouse comes with a fully fitted mezzanine office offering suitability for a range of manufacturing business uses. Ideally placed in a South Sydney industrial estate surrounded by a range of businesses, the warehouse offers closeness to Port Botany, Westfield Eastgardens, Sydney Airport and core arterial roads including Wentworth Avenue.

- Ground floor warehouse comprising 130sqm (approx.)
- Custom built 53sqm (approx.) mezzanine office with A/C
- High 6.9m ceilings, concrete interiors, three-phase power
- Change room/toilet facilities plus kitchenette/tea room
- Automatic garage plus customer entrance with intercom
- Zoned IN1 General Industrial

Industrial  
FOR LEASE

183sqm

**Ray White**

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